

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, APRIL 16, 2003.**

Mayor and Council Present: Mayor Byron Anderson; Council Members: Craig Anderson, James Christensen, Kevin Hall, Justin Linares, and Paul Rupp.

Appointed officers and employees present: Wendy Palmer, City Recorder, Ron Elton, Attorney, and Joel Kertamus, Public Works Director.

Citizens and Guests: Darrell Nielson, Robert Lawrence, Mr. & Mrs. Tracey, Todd Castagno, Chris Williams, Matt Palmer, and Rhett Butler.

APPROVAL OF MINUTES: Kevin made the motion to approve the minutes of 4-2-03 as corrected to reflect subject discussion in its proper place. Justin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ANNEXATION PETITION: Recorder Palmer presented the petition she received for Annexation from Betty Lou Williams. This parcel consists of approximately 39 acres. This parcel is a peninsula of Tooele County within Grantsville City on the South Boundary of our city. This request for annexation is within the boundary of the newly adopted Annexation Policy for Grantsville City. Craig made the motion to pursue the annexation of approximately 39 acres for Betty Williams. James seconded the motion. All voted in favor, motion carried. Attorney Elton explained the next steps that the City Recorder needed to pursue as in a review meeting with the County Clerk and Surveyor, and public notice to the Boundary Commission.

CONSIDERATION OF REQUEST TO DEDICATE CLAY STREET EAST OF BOOTH STREET: Robert Lawrence represented this request to the Mayor and Council. Mr. Lawrence stated that he would like to have the City take Clay Street back from the property owners. Mr. Lawrence admitted to the Council that when he asked them to abandon the property trying to reduce the vandalism. Mr. Lawrence now states that he has spoken with the property owners that received the portion of Clay Street when the City abandoned it a couple of years ago and they are willing to deed the property back to the city if the City will take the road back. Kevin addressed Mr. Lawrence stating that this portion of Clay Street has no value to Grantsville City transportation system at this time. The cost of trying to maintain the dirt road in the high ground water area of town is a huge expense for the city. Mr. Lawrence informed the Council that he does not have access to his property without the city dedicating Clay Street. Mr. Lawrence stated that he was farming the property to the south of his property and accessed his property from there. Now he does not have the lease of the property and does not have an access to his property. Craig informed Mr. Lawrence that he should have a prescriptive easement to cross the property that once was Clay Street to continue to access his property. Attorney Elton confirmed that statement. Mr. Lawrence claimed that the City Maintenance Crew dug up half of Booth Street that leads to Clay Street and it has made it almost impossible to get down to Clay Street. Public Works Director Kertamus was present and refuted that claim. Mr. Kertamus stated that the waterway that has always drained north on Booth Street has been cleaned but not expanded. If there was an old ditch line that ran further to the east of the current waterway, it has overgrown with trees and such and he has never seen it. It was determined that no action would be taken on this issue.

ICE SHACK AT PARK: Mayor Anderson moved this item up on the agenda to accommodate citizens that were present. LaDawn Tracey was present to request that the city amend their requirements for her to place her ice shack on the city property south of tennis courts on Quirk Street. Ms. Tracey explained that she has previously used a garden hose to provide water service to her ice shack in other locations. She stated that if she is required to pay the 1100 dollars to have a water connection installed to her ice shack she could not afford to place the shack at this location. Kevin made the motion to deny Ms. Tracey's request for change to the City Requirement of installation of the water connection. This motion is based on the hose being used to supply the water to the ice shack is not in the best interest of the city. James seconded the motion. All voted in favor, except Paul who was opposed. Motion carried.

MATT PALMER-CRICKETS: Matt Palmer is the Utah State Extension Service Agent he was asked to present the plan for managing the Mormon Cricket Population in Tooele County by Councilman Christensen. Mr. Palmer stated that the crickets have doubled their coverage area in the last two years. The crickets are native to this area and the drought is ideal breeding conditions for the crickets. In order for the cricket population to be reduced, we would need to have several cold wet springs. This type of weather rots the cricket eggs and birth rate slows. Mr. Palmer stated that Tooele County, Grantsville Soil Conservation and BLM have agreed to cooperate to treat the area between the Grantsville Reservoir and Grantsville City Limits. Mr. Palmer suggested that the spray is only effective on the young crickets. The spray effects the cricket's ability to grow, the cricket will continue to eat but its body will not grow and eventually dies. The spray is good for 4 weeks unless it rains or is covered in dust. Mr. Palmer recommended that the City purchase a bulk amount of powdered bait for the residents to purchase for their residential needs. A fertilizer spreader can be used to spread the bait. Mr. Palmer estimated that the bait would cost about \$15.00 for a 20 lb. Bag. The 20 lb. Bag is expected to treat 20 acres. James made the motion to spend up to \$2000 for purchase of bait. Kevin seconded the motion. All voted in favor, motion carried. Kevin stated that he would take care of getting the bait. It is expected that the bait would be stored in the sexton shed at the cemetery.

EMERGENCY ITEM ADDED TO AGENDA (TODD CASTAGNO – FERRIS WILLIAMS SUBDIVISION: Kevin made the motion to add Todd Castagno with the Ferris Williams Subdivision to the agenda as an emergency item. James seconded the motion. All voted in favor, motion carried. Recorder was successful in contacting Mary Ruth Hammond the reporter from the Tooele Transcript. Mr. Castagno presented his PUD plan as amended per Council recommendations as to adding the additional road that would follow the intended path of the sewer line. The new road will have 5 ½ acre lots but the overall density for the subdivision remains at 1 acre. The new road would have 28 feet of asphalt with 2' ribbon curb; Williams Lane will remain as originally presented. Kevin stated that he supports this new plan because although 5 lots are reduced to ½ acre the overall density remains 1 acre for the whole parcel. Kevin thanked Todd his willingness to work through the changes in the subdivision. Todd stated that he is still going to create the easements on lots 6 & 7 for the temporary turn around for Williams Lane. Justin complimented Todd as well for his willingness to work through the changes to the subdivision. Justin stated that this is a much better plan and actually allows the city to really plan the way a street will go in the future. Paul stated that every piece of land is different and it is impossible to keep all of the lots the same size all the way through subdivision. Kevin asked Todd if he is willing to repair Hale Street from the North Boundary of Kelly Williams to the South side of Williams Lane. Kevin stated that it was the homes in that subdivision that damaged that road and that subdivision should take care of the damage. Todd asked the Council if it would be ok to follow the same patten on Hale Street as Williams Lane by putting the ribbon curb along side the asphalt. Council told Mr. Castagno that would be a benefit to put the ribbon curb in. Maybe after the road is fixed the neighbors across the street would participate. James made the motion to approve the Williams Subdivision Preliminary Plat contingent of the approval of the engineer review, and the portion of Hales Street form the North Boundary of Kelly Williams' to the South Boundary of Williams Lane to be repaired. Allowing under a PUD five lots less than one acre in size, and the appropriate water shares being provided. Paul seconded the motion. Craig stated that he is uncomfortable with requiring the developer to repair Hale Street and that roads should only have 24 foot cross sections. All voted in favor, motion carried.

CONSIDERATION OF SETTING PUBLIC HEARINGS:

- a. **Amendment #3 to the E. Matthews Subdivision:** Rhett Butler presented the petition to the Council of all of the property owners in the subdivision approving the amendment. Attorney Elton explained that the subdivision plat would need to include a signature line for each of the property owners to sign on the plat itself and not on a separate petition. If Mr. Butler is successful in getting those property owners to sign the plat, the city will not need to have a public hearing. There is a requirement to send out notice of amendment to all property owners within 300 feet of the subdivision and they will have ten days to object. Craig made the motion to set public hearing for May 7th if needed. Kevin seconded the motion. All voted in favor, motion carried.

- b. Amending the Mobile Home Ordinance:** James explained to the City Council and Mayor that he had made a motion to send an amendment to the City Council to consider amending the Mobile Home Ordinance to not allow any mobile homes into Grantsville City that are older than 10 years. The minutes in the Planning Commission did not reflect this motion. James informed the Mayor and Council that he will get the minutes corrected in the next Planning Commission meeting. James made the motion to set May 7th at 7:00 p.m. for the public hearing for amendment to the Mobile Home Ordinance. Kevin seconded the motion. All voted in favor, except Craig. Motion carried.

CONSIDERATION OF AUTHORIZATION OF 10-HOUR WORK SCHEDULE FOR MAINTENANCE DEPARTMENT: Public Works Director Joel Kertamus addressed the Council for consideration of allowing the Public Works Department to work a 10 hour a day schedule. They would still be available 5 day's a week but on Mondays and Fridays there would be 6 or 7 maintenance employees and Tuesday through Thursday there would be the full 10 man crew. Joel stated that it would be beneficial to the department to take advantage of the daylight hours to accomplish projects in a more efficient manner. Watering the parks, building projects, road projects and water/sewer projects could be finished in a more timely manner because there is less time loss to setting up on job sites. Mayor commented that at the Depot they could prove the cost savings by going to the 10-hour work schedule in dollars in cents. Kevin made the motion to approve the Maintenance Department to work a 10-hour work schedule through the Daylight Savings time. Once the time change is in effect, they will return to an 8-hour workday. This schedule to be evaluated prior to approval for the next time change for next season. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: James made the motion to approve the business licenses for Yeager Enterprises-66 N. Tiebreaker Drive and Vinyl Gurus Fencing Company 267 W. Peach. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF RESOLUTION FOR ENTERPRISE ZONE: Kevin made the motion to approve resolution 2003-4 policy to set enterprise zone. Zone will consist of all commercial and industrial property within the City Limits. Paul seconded the motion. All voted in favor, motion carried. Justin stated that he submitted the plan to John Wilkinson and is just waiting for his reply.

CONSIDERATION OF BUDGET ITEMS: Recorder Palmer informed the Council that a meeting has been set up between the City's independent Auditor for April 22, 2003. The Auditor's want to meet with staff at 8:30 a.m. and the Council later that day. The Council set 5:00 p.m. for the special meeting of April 22, 2003.

CONSIDERATION OF CONTRACTING WITH AN ARCHITECT TO PREPARE A PLAN FOR PUBLIC SAFETY BUILDING: James suggested that the Council allocate \$5-8000 from the Public Safety Impact Fee account to hire an Architect to begin the planning process. Craig stated his objection for the Public Safety building. Craig stated that he was not aware that the Council had decided to combine the Fire and Police Departments yet. Craig stated that it might be more feasible to build a Fire Station – Library combination. There are grants available for Libraries and some grant funds for Fire Station. If we combine the Library with the Fire Station, we may save money. James stated that the concept plan would show all the options, fire station-police public safety building, fire station only etc. We will all have a chance for input. James made the motion to approve up to \$8000 for an architect firm to draw up a concept plan. Justin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF RESULTS OF LMI HOUSING PROJECT PROPERTY LOCATION: James informed the Mayor and Council that He, Craig Anderson, DeAnn Christiansen, Joe Cange and Gary Fawson met at Joe Cange's house to go over the available land within the City. Justin questioned James on why Mr. Cange was included in the committee that was assigned by the Council and why was the meeting at Mr. Cange's home and not city hall. James stated that Mr. Cange has a plat of every piece of property in Grantsville and James wanted to use him as a resource and invited him to be

on the committee. James stated that they were looking for available land between Clark and Durfee Streets and 800 East Street and West Street. It was determined that the committee would put an ad in the paper for accepting offers of land from the public. The add describes the area that the City is most interested in and that land outside that area would be considered. Recorder Palmer asked James what is the point of contact. James stated that he has put his phone number as the contact but those proposals are to be delivered to City Hall. Recorder Palmer stated that she would make her staff aware of the situation so they can field questions appropriately in order to support the efforts of the City Council. James stated that he would email the ad to the Recorder to be better informed.

CONSIDERATION OF CDBG FUND EXPENDITURES: James proposed to the Council and Mayor that the CDBG funding that was turned over to the Tooele County Housing Authority be used to further improve the Trailer Court of John Conway's at 520 W. Clark. James proposed that the City purchase trees for improvement of the park if Mr. Conway builds the planter areas and provides the care for them. James also suggested that some of the funds could be used to upgrade the wall that Mr. Conway is to install on the west side of the park. James stated that he feels that the city should invest in our community and bring this trailer court up to a higher standard. The Council questioned if there were going to be any minimum time frames for Mr. Conway to replace trees that die and what about fixing the wall if damaged or graffiti is written on it. James stated these issues should be in writing with Mr. Conway. James made the motion to approve the expenditure of up to \$15,000, of the CDBG funds Tooele County Housing Authority is managing for the city, for the construction of a block wall along the west side of the trailer court at 520 W. Clark Street, and purchase trees for the internal street in the trailer park. Kevin seconded the motion. All voted in favor, motion carried.

Recorder Palmer will verify if the funds can be used for this purpose and conduct the survey for LMI qualifications.

APPROVAL OF BILLS: Justin made the motion to approve the bills as presented. Craig seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor reported that the realtor for the Old 1st Ward Church House has contacted him. The realtor stated that the price has dropped to 99,000. Mayor stated that there is an individual looking at the property for a reception center. Council felt that as long as the building is not being torn down the city had no interest. Paul stated that he would talk with Stake President Orgill to seek financial support from the LDS Church. The main interest is to keep the building from being torn down. Justin asked if the city still has the option of the J. Rueben Clark Farm. Mayor stated that until after our meeting on the 22nd with the auditors we don't know if there is any money for this.

Kevin informed the Council that he was at the equipment auction today and purchased a 2000 GMC Bucket truck for \$29,000.

Craig reported on the Mid Year Conference. Craig talked about the water conservancy requirement and had handouts for those that were interested. Green Clean is this weekend. The trail plan grant search does not look too good. The state is cutting funding in all departments and this department is hoping to not lose employees.

Craig would like to approach John Laing Homes to see if they would contribute the \$120,000 that they have pledged for a swimming pool to the trail plan. Craig received a bid for grant writing of a not to exceed \$10,850 dollars. Ron will review the development agreement to see if that is even possible.

Recorder Palmer passed along the compliments received at the High School Rodeo this last weekend. The participants and their parents raved about the condition of the arenas and grounds surrounding the arena. There was a great deal of compliment concerning the ability to park off the street in the new area. Those people that have competed here in past years originally parked in the City Hall parking area but once they found out about the new area most moved to there. It was convenient for access to the arena.

Kevin asked the Mayor and Council if they would be all right with sending a gift certificate for dinner to Corrine City Councilman Ray Hansen and his wife for their attendance at our meeting on Monday. The consensus was that it was a good idea. Recorder Palmer was asked to contact Maddox Restaurant for prices of dinners and gift certificates.

ADJOURN: Craig made the motion to adjourn this City Council meeting at 10:15 p.m. Paul seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor